

stated that Zuccherato talked about the incident for the first few weeks but to him it was, "Water under the bridge." Fleig stated that Zuccherato did not get any money for the killings and that there was no retaliation. Fleig stated that Zuccherato told him, "I don't know what the fucks wrong with me...I have no remorse." Fleig stated that Zuccherato called him "Red" because he was from Red Deer;

ttt. Fleig stated that, "They handed him a compact disc, pictures of targets." He stated that there was a conversation between "Van," Zuccherato, and a couple of other people about, "The police and the whole cell phone fiasco."

uuuu. Fleig stated that Zuccherato used to live in Red Deer and was dating Poi's sister. Zuccherato was trafficking in soft cocaine. Fleig stated that Zuccherato's friend "Jason," who lived in Chestermere was murdered. Fleig stated that because of that murder Zuccherato felt like he was, "Kind of like muscle." The motivation behind him doing this was retaliation for the loss of his friend. He stated that Zuccherato did not know Ses and Kong;

vvvv. Fleig stated that a guy named "Gary" killed "Jason" in Chestermere. Zuccherato was told that the people at the restaurant, "Were FK and that was good enough for him."

The Statement of Yongyi Guan

177. On May 30, 2013, at 12:06 pm, Det. Harper and Det. Vermette conducted an audio / video recorded KGB interview with Yongyi Guan (Guan). Guan provided a statement relating her history and knowledge relating to her estranged husband, Nick Chan. The following is a summary of that interview as prepared by Det. Vermette and Detective Harper:

- a. Guan stated that she met Nick Chan in 2007 in a restaurant in China. She stated that Nick Chan appeared to be honest, polite, cheerful and she was attracted to his personality. Guan stated that she began a long distance relationship with Nick Chan and they communicated via MSN webcam and telephone calls every day;
- b. Guan stated that she got married to Nick Chan on April 7, 2008, or April 8, 2008, at a Government Centre. Guan stated that she applied to come to Canada but was denied entry based on a hearing in 2009 because Nick Chan did not provide enough information about taxes and employment. Guan further stated that Nick Chan did not want to provide too much information to the Government of Canada;

- c. Guan stated that they were both upset about the news and Nick Chan yelled at her because she did not understand and the fact that she talked back to him. Guan stated that they hired a lawyer in order to appeal the decision and won the appeal;
- d. Guan stated that she arrived in Canada in February 2012 with Nick Chan, his mother Maymee and his cousin John Ho. Guan stated that when they arrived in Calgary, they took a cab to a hotel and waited for "Winnie" to pick them up in a burgundy Lexus SUV. She stated that Nick Chan drove a dark green Toyota truck and attended his apartment downtown via a parkade. Guan stated that his apartment number is 1603 and described it as messy, dusty, simple and does not look like a place that is lived-in. Guan stated that Nick Chan would not return to the apartment until 4:00 am and would leave her alone in the apartment every night;
- e. Guan stated that Nick Chan and Winnie opened a Mahjong club in Chinatown on January 1, 2012. Guan stated that the Mahjong club was located at "5 Harvest Plaza" in Chinatown. She stated that an older Asian female by the name of Mrs. Cheung watched over the Mahjong club during the day and was responsible for collecting money, serving customers and cleaning. Guan stated that Nick Chan attended the Mahjong club every night and dropped her off at the apartment;
- f. Guan stated that there is a rental fee for the use of tables at the Mahjong club, that being \$3.00 per hour during the day and \$6.00 per hour at night. Guan stated that any winner at the Mahjong club must pay a fee or commission of 5% or 10% to the owners. Guan further stated that the Mahjong club has a licence to sell cigarettes and wine. Guan stated that Nick Chan and Winnie split the money from the Mahjong club;
- g. Guan stated that she was left to help Maymee at her "Passport Photo" business located across from Canada Immigration. Guan stated that Nick Chan's grandfather left him an apartment building and Maymee was tasked with placing rental ads at places such as Superstore;
- h. Guan stated that Nick Chan would often meet his friends at various restaurants. Guan described a young boy, of about 16 years of age, and an individual named "Mike" who just got out of jail. Guan stated that she overheard Nick Chan talking the young boy and saying "How much did we make today?" and "How much stock do we have?";
- i. Guan described Nick Chan as paranoid and careful. Guan further stated that Nick Chan took her to a house located on 16 Street NE and drove around in circles to avoid being followed. Guan described the house on 16 Street NE as very small, messy and contained numerous piles of documents;

- j. Guan stated that she lived in the apartment and the house on 16 Street NE. Guan further stated that the house on 16 Street NE was considered their home and the apartment was convenient because of its proximity to the Mahjong club;
- k. Guan stated that Nick Chan refused to move away because he did not want to leave his group members or be a "turtle". Guan stated that she was unsure about Nick Chan's role within the gang, however, when he received telephone calls from jail, she could tell by the tone in his voice that he was not low level;
- l. Guan stated that she met Nick Chan's two older "uncles" at his cousin's wedding. Guan identified them as "Uncle Philips" who was in his late forty's and an unknown Asian male who was in his sixty's;
- m. Guan stated that she called Nick Chan on the telephone to ask him about a white bag filled with empty shell casings that she found while cleaning the apartment. Guan stated that Nick Chan told her not to talk too much about it on the telephone;
- n. Guan stated that Nick Chan makes money from the Mahjong club and the apartment building he owns;
- o. Guan stated that she observed lipstick marks, (sparkles) on Nick Chan's lips on March 28, 2012. Guan stated that she felt insecure and began perusing the desktop computer in the apartment and observed photographs of Nick Chan and a female close together. Guan stated that Nick Chan told her that they were just friends but could not deny it anymore. Guan further stated that Nick Chan would twist words around and evidence against him would be needed in order to confront him;
- p. Guan stated that Nick Chan had met this female named "Fiona" in Hong Kong through a friend when he was lonely;
- q. Guan stated that Fiona was unemployed and got involved in a business dealing with hookers. Guan stated that Nick Chan and Fiona both lived in the "hooker house." Guan stated that both Nick Chan and Fiona were arrested sometime in 2009 or 2010 and were transported to the Calgary Remand Centre;
- r. Guan stated that she found out that Nick Chan was not at the Mahjong club every night but was staying at Winnie's place. Guan stated that Mrs. Chueng told her that she saw Nick Chan and Winnie close together in a closed office located at the Mahjong club. Guan stated that she suspected that Nick Chan was having an affair;

- s. Guan stated that she started to get scared of Nick Chan after she found the bag containing empty shell casings in the apartment. Guan further stated that Nick Chan became an angry person;
- t. Guan provided details of an assault that occurred on March 29, 2012, between her and Nick Chan. Guan admitted to slapping Nick Chan in the face. In turn, Nick Chan slapped Guan in the face, pushed her into the bed and slapped her again. Guan further stated that Nick Chan grabbed her from behind in a bear hug and held her on the bed by pinning her ribs with his knees. Guan stated that she sustained bruised ribs that lasted 2-3 weeks;
- u. Guan stated that Nick Chan threw her out and drove her to the Calgary International Airport on March 31, 2012. Guan described Nick Chan as having mood swings and different personalities. She stated that Nick Chan told her not to come back to Canada unless she was going to be with him;
- v. Guan stated that Nick Chan's Aunt Vera told her that Nick Chan was a criminal, was very high profile and had many enemies. Aunt Vera apologized to Guan for not trying to stop her from being with Nick Chan. Aunt Vera further stated to Guan that if she stayed with Nick Chan, the future would be very hard;
- w. Guan stated that she decided to leave Nick Chan and left for China on July 16, 2012. Guan further stated that she lived in an apartment in Abbotsford, BC, until she left for China. Guan further stated that Nick Chan gave her money to purchase plane tickets for her return to China;
- x. Guan stated that her husband's full name is Nicholas Cypui Chan. Nick Chan's ethnic name is "Pui Son" Chan or "Pui Jai" Chan. She also knows him as "Nick". She stated that his father, Shaui Fong Chan, also known as Tuesday Chan passed away in July 2009. Maymee Ying Lum is his mother, his brother is Timothy Chan and sister is Kimberly Chan. Kimberly Chan's ethnic name is Cybo Chan;
- y. Guan identified photos of Nick Chan, Maymee Lum and Tim Chan. Guan stated that she has only met Tim Chan once, in an airport in February 2012. She stated that Tim Chan was with his Vietnamese wife and that they were living in Toronto. She stated that Tim Chan showed her a gunshot wound scar;
- z. Guan stated that Nick Chan is V.I.P. when he goes to the casino. She stated that he is always out "working" or at home on the computer. She stated that Nick Chan spends a lot of time on sports betting websites.

Guan stated that Nick Chan socializes with "Uncle Phillips" an older Asian male who is short and skinny;

- aa. Guan stated that Nick Chan's friend "Roger" died violently. She stated that Nick Chan is also friends with "Roland," "Roger's" brother. Nick Chan also talks to "Henry" on the telephone quite often;

The Apartment

- bb. Guan stated that in March and April 2012 Nick Chan lived in two places. He mostly lived in an apartment downtown and sometimes a house near a Fitness Club. The apartment number is 1603 and the building is on 5 Avenue SW in downtown Calgary by "Blue Cross". She stated that Nick Chan always puts a little piece of white paper between the door and door frame when he leaves the apartment so he can tell, when he returns, if someone has entered his place. Guan stated that Nick Chan is very paranoid and fears that his "enemies" will get him. She stated that he calls them "goofs." Guan stated that Nick Chan told her that his enemies were "UN," "Scorpions" and Vietnamese;
- cc. Guan stated that Nick Chan usually presses 18 or 20 when he first enters the elevator at his apartment building downtown. She stated that he then will push 16 at the last minute and get off on 16 if no one else is on the elevator. She stated that when they left the apartment, Nick Chan would take the stairs from 16 to the 12 floor, then get on an elevator and take it to the parkade;
- dd. Guan stated that Nick Chan has a ceramic Buddha with photographs of "Roger" and his dad set up in a corner. Guan stated that she only lived at the apartment from the beginning of March 2012 to the first week of April 2012. Then, she was kicked out by Nick and he put her up in a hotel in Abbotsford, BC. He did this several times and then they would attempt to reconcile;
- ee. Guan stated that there is a desktop computer with an old box style monitor on a desk in the living room of the apartment. She stated that there is also an Apple MacBook Pro 15" laptop computer on the coffee table in the living room. She stated that his Internet Service Provider was Telus;
- ff. Guan stated that Nick Chan was always on "The Score" sports website. He also always read the Calgary news on-line. She stated that Nick Chan accessed his Hotmail account as well as Canoe.ca and Hushmail.com through both computers. She stated that sometimes he used the desktop computer and sometimes he used the MacBook Pro;

- gg. Guan stated that Nick Chan parked his truck in the parkade. In the truck he had a CD marked "goofs". Guan stated that Nick Chan told her that the CD had photos of his enemies on it. She stated that he had an identical disc on the floor in the master bedroom of the apartment. Nick Chan told Guan that he had made these CD's;
- hh. Guan stated that one time, while Nick Chan was out, she put the CD from the apartment into the laptop and saw the photos on the disc herself. She stated that there were about ten or more pictures and that some were white and some were Asian. Guan stated that she did not know any of the people in the photographs;
- ii. Guan stated that the apartment was a mess with lots of papers lying all over the floor. The papers had numbers on them. Guan did not know what the numbers meant. She stated that Nick Chan keeps a "Moon Cake" box beside the bed in the apartment. She stated that he keeps cash, anywhere from a few hundred to a thousand dollars cash, in \$20's, \$50's & \$100's. He folds the money in half and puts an elastic band around it. Guan stated that \$10,000 cash is the most she has ever seen in Nick Chan's possession;
- jj. Guan stated that she never saw any guns, weapons, bullet proof vests, drugs or any other illicit items in the apartment. There was a bag of empty shell casings once, about 100, but Guan made Nick throw those away as they made her very uncomfortable. Guan stated that Nick Chan rents the apartment in some names other than his own. They are the names of people that he knows;

The House on 16 Street NE

- kk. Guan stated that sometimes Nick Chan took Guan to a second residence which he kept. It was a house on 16 Street NE. Nick Chan told Guan he owns this house. She stated that Nick Chan called this his "happy home". She stated that upstairs, in the office, a converted bedroom, was a Mac computer with a really big monitor. Guan stated that she believes that the Internet Service Provider for this house is Telus;
- ll. Guan stated that Nick Chan keeps documents in the desk drawer in the computer desk in the office. She stated that he kept money in the dresser drawers in the master bedroom which is upstairs in the back corner of the house. Guan stated that she never saw any illicit items such as guns or drugs at this house. Guan stated that the door requires a special key with little bumps on it. She stated that the house is alarmed and that the alarm code was 1257. Guan stated that Nick Chan has a garage door opener in his truck that opens the garage door on the detached garage at the 16 Street house;

Five Harvest Plaza

- mm. Guan stated that 5 Harvest Plaza is down in Chinatown. She stated that Nick Chan has a Mahjong club there, on the main floor. Det. Vermette did a Google Map search and Guan identified the building at 108 - 3 Avenue SW, as 5 Harvest Plaza. Guan stated that Nick Chan took her to the Mahjong Club and taught her how to keep the books. She stated that he keeps money and the books there, in a drawer in the kitchen. He also keeps money in the office. She stated that no one else is allowed in the office;
- nn. Guan stated that Mrs. Chuong runs the club during the day. She stated that Winnie Xin, Nick Chan's best friend, runs it in the evening. Guan stated that Winnie and Nick Chan own the Club together although Nick Chan has the club in his mom's name instead of his;
- oo. Guan stated that there is an Asus laptop in the office. The accounting is done in a hard-cover ledger book. The book is kept in a locked kitchen drawer. Guan stated that Nick Chan banks at the Servus Credit Union. She stated that he trained her how to deposit money from the club at the Deerfoot ATM using his Servus debit card;

Other Information

- pp. Guan stated that Nick Chan and Tim Chan inherited an apartment building;
- qq. Guan stated that Nick Chan uses Wind Mobile flip phones and that he text messages on pay-as-you-go Nokia phones. She stated that Nick Chan always deletes his texts and telephone history. Guan stated that Nick Chan always carries four telephones including a personal phone, a lawyer phone, a text phone and a jail phone. The friends and family phone numbers were 808-8216 and then 903-8386;
- rr. Guan stated that the jail phone number started with 587 for the area code. Friends in jail called him on this telephone to talk and gossip. She stated that "Roland" always called him. She stated that Nick Chan called this "the jail phone" and that he received several calls a day on this phone. Guan stated that the texting phone was the busiest. She stated that he would reload it by purchasing more time/data at Shopper's Drugmart;
- ss. Guan stated that Nick Chan has an Alberta Driver's Licence. She stated that Nick Chan has a Canadian Tire MasterCard in the name of Nicholas Chan and a Servus Credit Union debit card. Guan stated that Nick Chan has both a Business and Personal account with them. The business

account is for the Shui Ming Tong Foundation, which is his Mahjong business. She stated that Nick Chan also has a President's Choice MasterCard as well as a Bank of China debit card. Guan stated that Nick Chan has a Hong Kong ID card, similar to a Canadian Permanent Resident card in the name of "Cy Pui Chan", his Asian name;

- tt. Guan stated that Nick Chan tasked his mother, "Maymee," with managing the rental affairs of their apartment building that Nick Chan and Tim Chan own. She stated that Nick Chan has yelled at his mom and swore at her because she is not keeping it full. She stated that he wants his mother to put up ads at Superstore, Safeway and Co-op but she is too busy and she just wants to run her passport photo business. Guan stated that Nick Chan's mom usually collects the mail from their Postal Box at Shopper's Drugmart on Stewart Green. Maymee Lum, Winnie Xin and Nick Chan all get their mail sent to this post office box;
- uu. Guan stated that Nick Chan has a white guy accountant. She stated that he is the same guy that Nick Chan's mom uses for her Passport Photo business;
- vv. Guan stated that Nick Chan drives an old Toyota Tacoma pick-up truck;
- ww. Guan stated that Nick Chan has taken her to Libertarian Party meetings. Nick wants to change government policy and rules. Guan stated that Nick Chan has been on a chat room on his computer. The chat room is accessed through a website called Libertairians.ca;

Prostitution

- xx. Guan stated that "Fiona" helped Nick Chan run a Bawdy House back in 2009 or 2010. She stated that they were very close and friendly. Guan stated that the police arrested "Fiona and Nick Chan after they got into a yelling match and Fiona got deported back to China;
- yy. Guan stated that Nick Chan said he was running five or six girls in the prostitution business. She stated that they were Korean and Chinese. Guan stated that after they were arrested, Nick Chan stopped running prostitutes;
- zz. Guan stated that Maymee Lum told her that Nick Chan was well known to the police and that the police always want to "get" him. Guan stated that Maymee told her that Nick Chan was in a gang, has enemies and that he has friends who were killed. Guan stated that Maymee wanted Nick Chan and Guan to move back to China and have babies;

- aaa. Guan stated that she confronted Nick Chan with this information and that he got angry and called his mother and swore and yelled at her for telling on him. Guan stated that Nick Chan told her that he had not shared anything about his personal life because he wanted to keep her safe. She stated that Nick Chan told her he was a FOB and that the name of his gang was the FOB. She stated that Nick Chan said "our" group's power was going down and that he needed to build it back up again. Guan stated that Nick Chan wanted to get more people involved to make the gang more powerful;
- bbb. Guan stated that Nick Chan got the windows on his truck tinted so his enemies could not see him inside the truck;
- ccc. Guan stated that the FOB's belonged to some "Uncles" before Nick Chan got involved. She stated that one of the founders of the FOB's went to Europe with his family. Guan stated that Nick Chan was afraid she would get kidnapped;
- ddd. Guan stated that Nick Chan said he wanted "revenge" and "war" and "guns and more shooting";
- eee. Guan stated that Auntie Vera, Nick Chan's Aunt, also warned Guan that Nick was in a gang. Guan stated that Nick Chan has extended family in Hong Kong. They are wealthy and own apartment buildings. Guan stated that Nick Chan visits them when he goes back to Hong Kong and they pay him some money that comes from "the village";
- fff. Guan stated that Nick Chan sent Tim Chan to Toronto to keep him safe after he was shot.

COMPUTER ENQUIRIES RE: NICK CHAN

The Chinatown shooting

- 178. I reviewed PIMS report 08411162 and I was involved in the investigation into a shooting that took place on November 16, 2008, ("The Chinatown Shooting") and interviewed persons from both vehicles involved. The following is a summary of what occurred:
 - a. On November 16, 2008, at 1:27 am, Matthew Chubak, (Chubak), was driving a 2005 Infiniti G35 bearing Alberta license plate PUP401 northbound on Centre Street at 2 Avenue SE with passengers Tim Chan, Eastgaard and Zuccherato. At the intersection, a black 2002 Acura MDX occupied by Shaun Roberts, Daniel Landry, Marcel Landry, Gary Ly and Chantha Kim approached and overtook the Infiniti at a red light on the left hand side of the vehicle and angled itself in front of the Infiniti G35. A smaller, light coloured car pulled up to the rear of the Infiniti with the Acura